



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, DECEMBER 12, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Andrew Gonzales, Jill Arabe, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2007-040; COASTAL DEVELOPMENT PERMIT NO. 2007-009 (SARTOR RESIDENCE)**

APPLICANT: Walter Heim

REQUEST: **CDP:** To permit an approximately 717 sq. ft., 1st, 2nd, and 3rd floor addition to an existing two-story, attached residential unit;
CUP: To permit an addition to an existing Planned Unit Development.

LOCATION: 16136 Tortola Circle, 92649 (south of Edinger Ave., east of Trinidad Ln., Huntington Harbor)

PROJECT PLANNER: Andrew Gonzales

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2007-027 (JANKOVICH WALL)**

APPLICANT: Troy & Debbie Jankovich

REQUEST: To permit a 22 inch high retaining wall topped with a 38 inch high screen wall (total of five feet in height) in lieu of the maximum allowed height of 18 inches for a retaining wall, located within the minimum required three foot front yard setback for walls.

LOCATION: 501 21st Street, 92648 (northwest corner of Pecan Ave. and 21st St.)

PROJECT PLANNER: Jill Arabe

STAFF RECOMMENDS: Denial based upon findings for denial

AGENDA
(Continued)

- 3. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2007-017;**
 CONDITIONAL USE PERMIT NO. 2007-042; VARIANCE
 NO. 2007-011 (YOUNESSI RESIDENCE)
- APPLICANT: Karen Otis – Otis Architecture
- REQUEST: **CDP:** To permit an approximately 4,283 sq. ft. single-family dwelling with a 483 sq. ft. attached garage; **CUP:** To permit an approximately 1,162 sq. ft. 3rd story deck; **VAR:** To permit a 19 ft. front yard setback, in lieu of the minimum required 20 ft. front yard setback, for a front entry garage. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION: 4022 Morning Star Drive, 92649 (south side of Morning Star Dr., west of Edgewater Ln.)
- PROJECT PLANNER: Andrew Gonzales
- STAFF RECOMMENDS: Continuance at applicant's request to date uncertain.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.